

CRS No. A-00008

Address: 192 Bowers Beach Road

Name: Robert and Amelia Warren Property

Tax Parcel: 8-00-12200-02-4100-00001

Date of Construction/Major Alterations: ca. 1950

Time Period: 1940-1960±, Suburbanization and Early Ex-urbanization

Geographic Zone: Upper Peninsula

Historic Period Theme(s): Architecture, Engineering, and Decorative Arts (Residential Architecture) and Settlement Patterns and Demographic Changes (Community Development)

Description

This 28-acre residential/commercial property is located on the east side of Bowers Beach Road (U.S. 113) between Frederica and Milford in Milford Hundred, Kent County, Delaware. The northwestern property boundary is formed by the unused roadbed of an old alignment of Bowers Beach Road. The property includes a *circa*-1950 Minimal Ranch dwelling, a *circa*-1950 shed, a *circa*-1950 concrete block garage/workshop, a *circa*-1950 tool shed, and a modern prefabricated shed.

The one-story dwelling sits back from Bowers Beach Road and faces slightly to the northwest, parallel to the roadway. The one-story dwelling features a side-gable roof with a central gabled entrance porch and a one-room hyphen extending from the east elevation. This original form is identical to the original forms of three dwellings located to the north and east along Bowers Beach Road (i.e., 239 Bowers Beach Road [A-00003], 249 Bowers Beach Road [A-00002], and 264 Bowers Beach Road [A-00010]). The exterior walls of the dwelling are clad in vinyl siding and the side gable roofs are sheathed with asphalt shingles. A one-story, side-gable addition, also clad in vinyl, extends from the west elevation of the core. A concrete block chimney is located between the core and the addition. Characteristic of the Minimal Ranch type, the dwelling has a Chicago-style picture window, shallow eaves, and a central gabled porch entry. The dwelling is generally lit by one-over-one light, double-hung sash wood windows, with the exception of a nine-light aluminum window in the east elevation of the hyphen. The gabled porch entry is sheathed in asphalt shingles and is supported by wood posts that rest on a poured concrete stoop. A raised, poured concrete patio extends the width of the east elevation of the hyphen. A paneled steel door with nine lights provides access in the east elevation into the dwelling.

South of the dwelling rests a one-and-one-half-story shed. The shed rests on a concrete block foundation, and the exterior walls are clad with asbestos shingles. The front gable roof is sheathed in standing seam metal. A shed roof that extends from the west elevation is also sheathed in standing seam metal and shelters a dog pen enclosed by chain-link fencing. Paired plank wood doors provide access to the interior in the south elevation, and double-hung sash wood windows light the east, west, and north elevations. A modern, prefabricated shed is located adjacent to the southwest corner of the shed.

A *circa*-1950 concrete block garage/workshop is located to the southwest of the shed. The eastern half of the garage/workshop stands one story tall; while the western half of the garage/workshop stands one and one-half stories tall. The building rests on a poured concrete slab. Concrete block comprises the first story of the building, and vertical board siding covers the exterior walls of the upper half story of the western half. The front gable roofs are clad in standing seam metal. Paired, sliding wood doors provide access to the interior in the east

elevation. The northern door has been altered by the insertion of a paneled steel door into the flush wood door. Rectangular openings covered with plastic light the north, west, and south elevations. Four-over-four light, double-hung sash, vinyl windows light the west elevation's half story, and flank a modern steel door that once provided access to a balcony or set of steps (now removed). Pedestrian entries in the north elevation consist of deteriorating flush wood doors. Steel replacement pedestrian doors are also located in the west and south elevations. A greenhouse extends from the western half of the south elevation.

A circa-1950 wood frame tool shed that is partially clad in plywood is located to the south of the garage/workshop. The tool shed rests upon four concrete blocks. The north elevation has one opening, but a door was not visible. The gabled roof is sheathed with asphalt shingles.

South and southwest of the tool shed are several modern, metal-framed greenhouses. A baseball field is located south of the building complex beyond a tree line. The property is used by a landscaping business to cultivate flowers and other plantings.

Historical Narrative

This 28-acre property was once part of a farm owned by John M. Reed in the early twentieth century. The land was associated with a 57-acre farm conveyed to Thomas B. Emory on August 1, 1910 (Kent County Deed Book X9:284). By a deed dated October 9, 1950, Thomas B. and Mary Estella Emory conveyed a 28.5-acre parcel of land, "said land having no improvements," to Robert and Amelia Warren of Frederica in consideration of \$2,650 (Kent County Deed Book B19:322). The Warrens likely constructed the one-story Minimal Ranch dwelling, the garage/workshop, the shed, and tool shed on the property within the next few years. These buildings appear on an aerial photograph of the area taken in 1954 (Delaware Datamil website). The Warrens retained their 28.5-acre farm until July 31, 1970. By a deed bearing this date, the property was conveyed until John W. and Renata Irwin, of Dover, in consideration of \$25,000 (Kent County Deed Book N26:302). In 1984, the property was conveyed to Coleman and Debra Lee Morris, the current owners. The Morrises paid \$65,000 for the 28-acre property, and currently use the grounds to cultivate flowers and other plantings for their landscaping business.

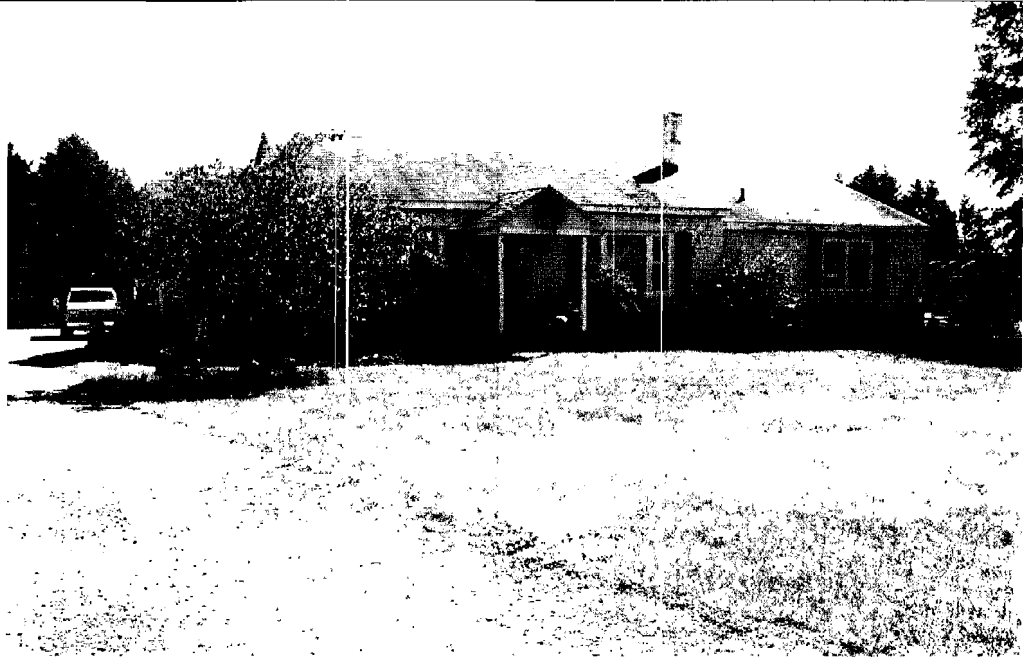
National Register Evaluation

The Robert and Amelia Warren Property was evaluated as a Minimal Ranch dwelling as identified in the *Historic Context for the DuPont Highway, U.S. Route 113, Kent and Sussex Counties, Delaware* (John Milner Associates, Inc. 2005). Minimal Ranch dwellings are common mid-twentieth-century building types in the U.S. 113 APE. As noted in the context, the Minimal Ranch dwelling would not be considered individually eligible for listing in the National Register unless it was an elaborate, architect-designed dwelling that retained all exterior details, including its fenestration and sash patterns, and lacked additions. The dwelling contains modern alterations, including replacement siding, windows, and doors, as well as additions to the west elevation. Although located along the south side of Bowers Beach Road at the western edge of residential strip development, the property has no potential to yield information on residential development practices; therefore, the property is not eligible for listing in the National Register under Criterion A. Based on the background research conducted for this project, the property does not appear to be associated with an individual of historic importance; therefore, the property is not eligible under Criterion B. With its addition and modern siding, the dwelling is an altered

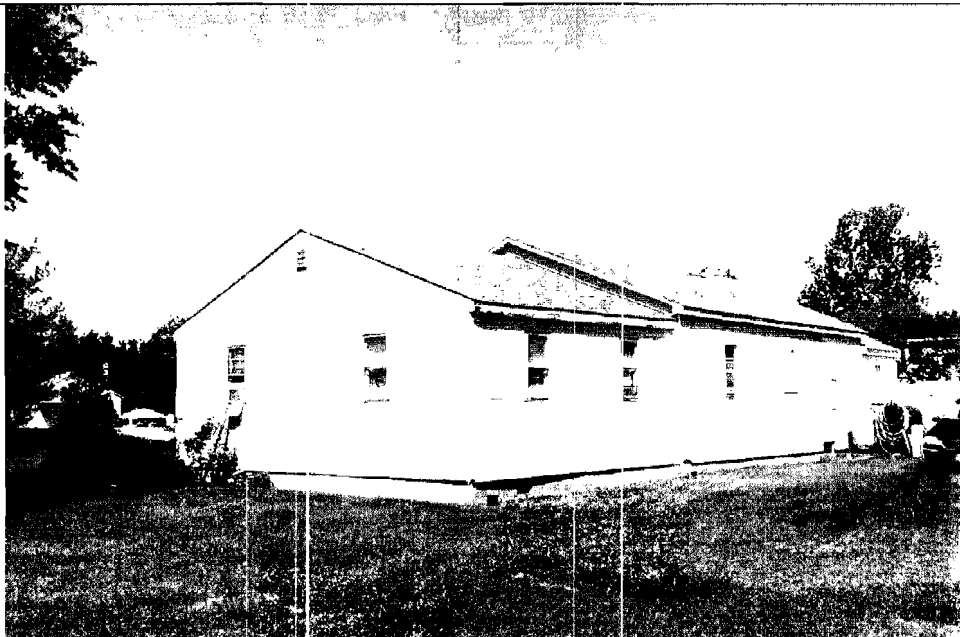
example of a common mid-twentieth-century form and is not a notable example of the architecture of its time; therefore, the dwelling is not eligible for National Register listing under Criterion C. The property does not appear to possess the potential to yield information on building practices or methods of construction; therefore, the property does not appear to be eligible for listing under Criterion D. Due to lack of significance, the Robert and Amelia Warren Property is not eligible for listing in the National Register.

The property is one of approximately 16 properties located amidst former farmland that was subdivided for residential construction during the late 1940s to mid-1950s, and again in the 1970s. The majority of the residences along Bowers Beach Road, east of U.S. 113, were constructed ca. 1950 to present, with earlier examples that were moved to the small rectangular lots from other locations. These dates reflect a wide range of construction patterns; therefore, the development is not an early example of the common twentieth-century trend of subdividing lands located close to major highways. For this reason, the strip development is not eligible under Criterion A. The strip development does not appear to be associated with persons of critical importance to the historic development of the area; therefore, the property is not eligible for listing under Criterion B. The strip development contains dwellings that were constructed during a variety of time periods and include a wide range of forms. The development lacks a cohesive identity, and therefore the grouping could not be considered eligible under Criterion C as a distinguishable entity whose components lack individual distinction. The development does not appear to possess the potential to yield information on twentieth-century land development practices; therefore, the development does not appear to be eligible for listing under Criterion D.

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A-00008. Photograph 1: Overview of 192 Bowers Beach Road, looking southeast. The dwelling is clad in vinyl siding. Note the addition on the right side of the photograph, which was constructed ca. 1970.



A-00008. Photograph 2: Dwelling, west and south elevations, looking northeast. The addition, in the foreground of the photograph, was constructed ca. 1970.

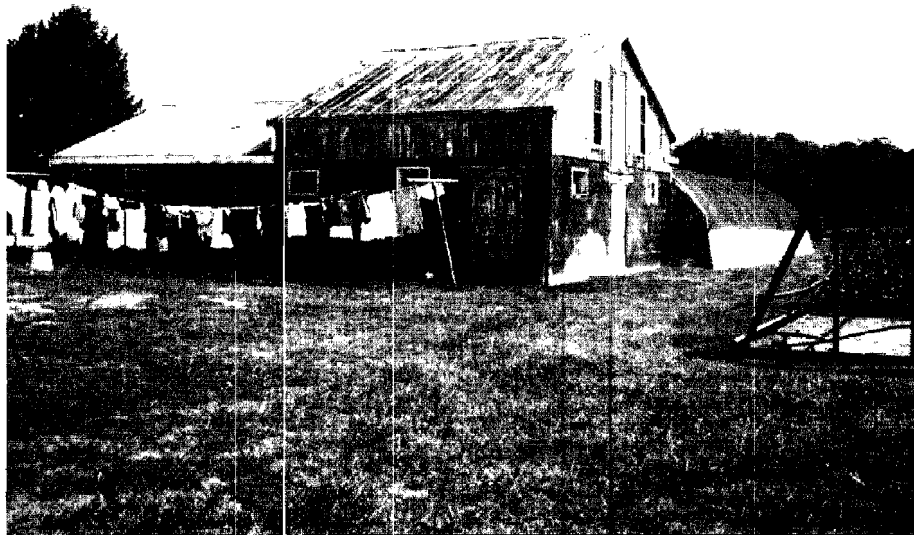
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A-00008. Photograph 3: Shed, south and east elevations, looking northwest. This shed was constructed ca. 1950. Note the modern, prefabricated shed on the left side of the photograph.



A-00008. Photograph 4: Garage/workshop, south and east elevations, looking northwest. Note the greenhouse that extends from the south elevation of the barn.



A-00008. Photograph 5: Garage/workshop, north and west elevations, view looking southeast. The garage/workshop is in fair condition and has several modifications, including the installation of modern doors and windows in the half story.

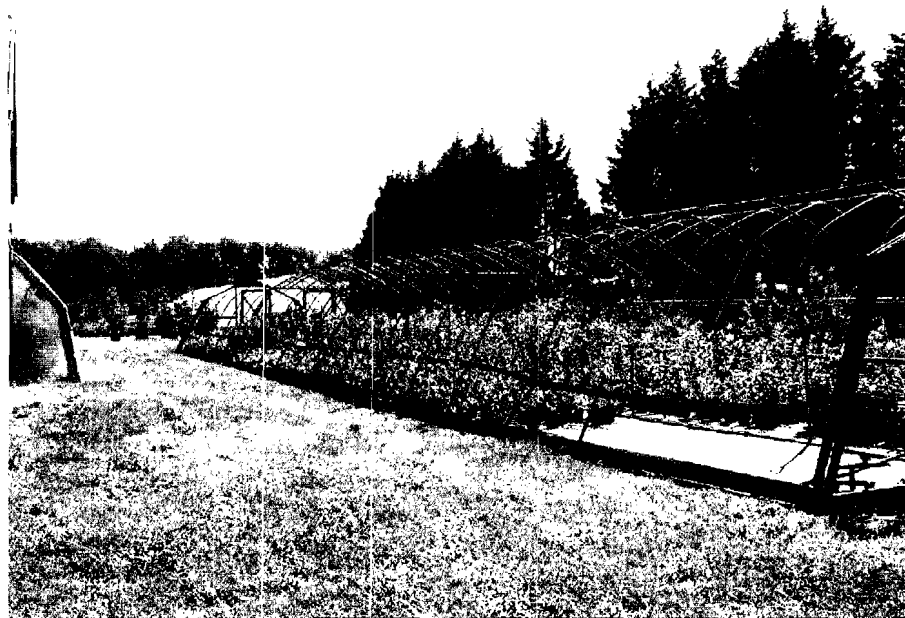


A-00008. Photograph 6: Tool shed, east and north elevations, view looking southwest. The shed, clad in plywood, is in poor condition.

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A-00008. Photograph 7: Overview of the outbuildings, looking southwest.



A-00008. Photograph 8: Overview of greenhouses and planting beds, looking south.



DELAWARE STATE HISTORIC PRESERVATION OFFICE
15 THE GREEN, DOVER, DE 19901

CULTURAL RESOURCE SURVEY
PROPERTY IDENTIFICATION FORM

CRS #	A-00008
SPO Map	12-13-18
Hundred	South Murderkill
Quad	Frederica
Other	8-00-12216-01-0400-000

1. HISTORIC NAME/FUNCTION: Robert and Amelia Warren Property
2. ADDRESS/LOCATION: 192 Bowers Beach Road
3. TOWN/NEAREST TOWN: Little Heaven vicinity? ☒
4. MAIN TYPE OF RESOURCE: building ☒ structure ☐ site ☐ object ☐
 landscape ☐ district ☐
5. MAIN FUNCTION OF PROPERTY: Residential/Commercial
6. PROJECT TITLE/ REASON FOR SURVEY (if applicable):
SR1, Little Heaven Grade Separated Intersection Improvements

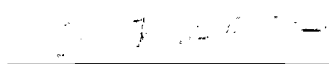
7. ADDITIONAL FORMS USED:

#:	Form:	List property types:
1	CRS 2 Main Building Form	Dwelling
3	CRS 3 Secondary Building Form	Shed, Garage/Workshop, Tool Shed
0	CRS 4 Archaeological Site Form	N/A
0	CRS 5 Structure (Building-Like) Form	N/A
0	CRS 6 Structure (Land Feature) Form	N/A
0	CRS 7 Object Form	N/A
0	CRS 8 Landscape Elements Form	N/A
1	CRS 9 Map Form	N/A
0	CRS 14 Potential District Form	N/A

8. SURVEYOR INFORMATION:

Surveyor name: Catherine M. Dluzak/Architectural Historian

Principal Investigator name: Barbara Frederick/Sr. Architectural Historian

Principal Investigator signature: 

Organization: A.D. Marble & Company Date: 09/24/2008

9. OTHER NOTES OR OBSERVATIONS:

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The property includes a *circa*-1950 Minimal Ranch dwelling, a *circa*-1950 shed, a *circa*-1950 garage/workshop, a *circa*-1950 tool shed, a modern prefabricated shed, and modern greenhouses. The property includes several beds used for growing flowers and other plantings as part of a landscaping operation. A semi-trailer used for storage is located at the southern edge of the building complex.

10. STATE HISTORIC CONTEXT FRAMEWORK (check all appropriate boxes; refer to state management plan(s)):

a) Time period(s)

- ☐ Pre-European Contact
- ☐ Paleo-Indian
- ☐ Archaic
- ☐ Woodland I
- ☐ Woodland II

- ☐ 1600-1750∇ Contact Period (Native American)
- ☐ 1630-1730∇ Exploration and Frontier Settlement
- ☐ 1730-1770∇ Intensified and Durable Occupation
- ☐ 1770-1830∇ Early Industrialization
- ☐ 1830-1880∇ Industrialization and Early Urbanization
- ☐ 1880-1940∇ Urbanization and Early Suburbanization
- ☒ 1940-1960∇ Suburbanization and Early Ex-urbanization

b) Geographical zone

- ☐ Piedmont
- ☒ Upper Peninsula
- ☐ Lower Peninsula/Cypress Swamp
- ☐ Coastal
- ☐ Urban (City of Wilmington)

c) Historic period theme(s)

- | | |
|--|---|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Transportation and Communication |
| <input type="checkbox"/> Forestry | <input checked="" type="checkbox"/> Settlement Patterns and Demographic Changes |
| <input type="checkbox"/> Trapping/Hunting | <input checked="" type="checkbox"/> Architecture, Engineering and Decorative Arts |
| <input type="checkbox"/> Mining/Quarrying | <input type="checkbox"/> Government |
| <input type="checkbox"/> Fishing/Oystering | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Manufacturing | <input type="checkbox"/> Education |
| <input type="checkbox"/> Retailing/Wholesaling | <input type="checkbox"/> Community Organizations |
| <input type="checkbox"/> Finance | <input type="checkbox"/> Occupational Organizations |
| <input type="checkbox"/> Professional Services | <input type="checkbox"/> Major Families, Individuals and Events |

USE BLACK INK ONLY

CRS-1



DELAWARE STATE HISTORIC PRESERVATION OFFICE
15 THE GREEN, DOVER, DE 19901

CULTURAL RESOURCE SURVEY
MAIN BUILDING FORM

CRS # A-00008

1. ADDRESS/LOCATION: 192 Bowers Beach Road
2. FUNCTION(S): Historic Dwelling current Dwelling
3. YEAR BUILT: 1950 CIRCA?: ☒ ARCHITECT/BUILDER: Unknown
4. STYLE OR FLOOR PLAN: Minimal Ranch
5. INTEGRITY: Original site ☒ moved ☐
if moved, from where other location's CRS # year
N/A N/A N/A
N/A N/A N/A
list major alterations and additions with years (if known) year
a. West addition ca. 1970
b. Vinyl cladding ca. 1990
6. CURRENT CONDITION: excellent ☐ good ☒ fair ☐ poor ☐
7. DESCRIPTION: (Describe the resource as completely as possible. Use N/A for not applicable; leave no blanks.)
- a. Overall shape: Rectilinear Stories: 1
Additions: 2-bay-wide by 2-bay-deep, vinyl-clad addition extends from west elevation. The addition rests on a concrete block foundation and has a side gable roof sheathed with asphalt shingles. The addition is lit by 1/1 double-hung sash wood windows.
- B Structural system (if known): Frame
- c. Foundation: materials: Concrete block
basement: full ☒ partial ☐ not visible ☐ no basement ☐
- d. Exterior walls (original if visible & any subsequent coverings): Vinyl siding
- e. Roof: shape: Side gable with side gable hyphen and addition
materials: Asphalt shingles
cornice: Simple boxed, cornice returns on addition
dormers: N/A
chimney: location(s): North slope, interior at juncture of core and addition, concrete block
8. DESCRIPTION OF ELEVATIONS:
- a. Facade: Direction: North
1) Bays Five (5)
2) Windows 4 (2 core, 2 addition)
Fenestration Irregular
type (1) double-hung sash wood; (1) Chicago-style picture, wood; (2) paired 1/1 double-hung sash wood
Trim Wood
shutters Inoperable, paneled, vinyl

Facade (cont'd)

- 3) Door(s) 1
 location 3rd bay
 Type Wood and glass with aluminum storm
 Trim Wood

- 4) Porch(es) Gable-front entry porch with a concrete deck on a concrete block foundation; asphalt-clad roof supported by two wood posts

b. Side: Direction: East

- 1) Bays Four (4)

- 2) Windows 3
 Fenestration Irregular
 type (1) paired 1/1 double-hung sash wood; (1) 1/1 double-hung sash wood; (1) 2-light casement wood

- Trim Wood
 shutters N/A

- 3) Door(s) 1
 location Center
 type Paneled steel with 9 lights
 Trim Wood

- 4) Porch(es) Concrete deck on a concrete block foundation

c. Side: Direction: West

- 1) Bays Three (3)

- 2) Windows 3
 Fenestration Regular
 type (2) 1/1 double-hung wood sash; (1) louvered vent in gable
 Trim Wood
 shutters N/A

- 3) Door(s) 0
 location N/A
 type N/A
 Trim N/A

- 4) Porch(es) N/A

d. Rear: Direction: South

- 1) Bays Six (6) (4 core, 2 addition)

- 2) Windows 6
 Fenestration Irregular
 type (5) 1/1 double-hung sash wood with storms; 1-light wood fixed
 Trim Wood
 Shutters N/A

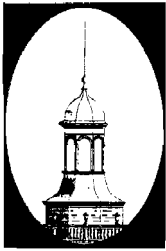
- 3) Door(s) 0
 location N/A
 type N/A
 Trim N/A

- 4) Porch(es) N/A

9. **INTERIOR:** Not accessible.

10. **LANDSCAPING:** Neatly landscaped beds along façade elevation. Greenhouses, flower beds, etc. to the southwest.

11. **OTHER COMMENTS:** Property includes greenhouses, flower beds, etc. as part of a landscaping business.



DELAWARE STATE HISTORIC PRESERVATION OFFICE
15 THE GREEN, DOVER, DE 19901

CULTURAL RESOURCE SURVEY
SECONDARY BUILDING FORM

CRS # A-00008

1. ADDRESS/LOCATION: 192 Bowers Beach Road
2. FUNCTION(S): historic Shed current Shed
3. YEAR BUILT: 1950 CIRCA?: ☒ ARCHITECT/BUILDER: Unknown
4. STYLE/FLOOR PLAN: Open
5. INTEGRITY: original site ☒ moved ☐
- | <u>if moved, from where</u> | <u>original location's CRS #</u> | <u>year</u> |
|---|----------------------------------|-------------|
| <u>N/A</u> | <u>N/A</u> | <u>N/A</u> |
| <u>N/A</u> | <u>N/A</u> | <u>N/A</u> |
| <u>list major alterations and additions with years (if known)</u> | | <u>year</u> |
| <u>a. N/A</u> | | <u>N/A</u> |
| <u>b. N/A</u> | | <u>N/A</u> |
6. CURRENT CONDITION: excellent ☐ good ☐ fair ☒ poor ☐
7. DESCRIPTION:
- a. Structural system Frame
- b. Number of stories 1
- c. Wall coverings Asbestos shingle
- d. Foundation Concrete block
- e. Roof
- | | |
|-------------------|----------------------------|
| structural system | <u>Frame</u> |
| coverings | <u>Standing seam metal</u> |
| openings | <u>N/A</u> |
8. DESCRIPTION OF ELEVATIONS:
- a. Facade: direction: South
- 1) bays: One (1)
- 2) windows: (1) wood frame opening in gable
- 3) door(s): Paired plank wood doors
- 4) other: N/A

- b. Side: direction: East
 - 1) bays: Two (2)
 - 2) windows: (1) 1/1 double-hung sash wood
 - 3) door(s): (1) paneled wood with 4 lights
 - 4) other: N/A
- c. Side: direction: West
 - 1) bays: Two (2)
 - 2) windows: (1) 1/1 double-hung sash wood
 - 3) door(s): (1) opening-door not extant
 - 4) other: Shed lean-to with dog pen
- d. Rear: direction: North
 - 1) bays: One (1)
 - 2) windows: (1) 2/1 double-hung sash wood
 - 3) door(s): 0
 - 4) other: Concrete block chimney

9. INTERIOR (if accessible):

- a) Floor plan Not accessible
- b) Partition/walls Not accessible
- c) Finishes Not accessible
- d) Furnishings/machinery Not accessible



DELAWARE STATE HISTORIC PRESERVATION OFFICE
15 THE GREEN, DOVER, DE 19901

CULTURAL RESOURCE SURVEY
SECONDARY BUILDING FORM

CRS # A-00008

1. ADDRESS/LOCATION: 192 Bowers Beach Road
2. FUNCTION(S): historic Garage/Workshop current Garage/Storage
3. YEAR BUILT: 1950 CIRCA?: ☒ ARCHITECT/BUILDER: Unknown
4. STYLE/FLOOR PLAN: Open
5. INTEGRITY: original site ☒ moved ☐
- | <u>if moved, from where</u> | <u>original location's CRS #</u> | <u>year</u> |
|-----------------------------|----------------------------------|-------------|
| N/A | N/A | N/A |
| N/A | N/A | N/A |
- | <u>list major alterations and additions with years (if known)</u> | <u>year</u> |
|---|-------------|
| a. N/A | N/A |
| b. N/A | N/A |
6. CURRENT CONDITION: excellent ☐ good ☐ fair ☒ poor ☐
7. DESCRIPTION:
- a. Structural system Frame
- b. Number of stories 1 (east half); 1.5. (west half)
- c. Wall coverings Concrete block, vertical board siding,
- d. Foundation Poured-concrete slab/concrete block
- e. Roof
- | | |
|-------------------|----------------------------|
| structural system | <u>Frame</u> |
| coverings | <u>Standing seam metal</u> |
| openings | <u>N/A</u> |
8. DESCRIPTION OF ELEVATIONS:
- a. Facade: direction: East
- 1) bays: One (1)
- 2) windows: 0
- 3) door(s): Paired flush sliding wood doors hung on wood track; one door has a paneled steel door with 9-light insert
- 4) other: N/A

b. Side: direction: North

- 1) bays: Six (6)
- 2) windows: (4) wood frame openings covered with plastic
- 3) door(s): (1) hinged wood plank; (1) opening covered by plywood
- 4) other: N/A

c. Side: direction: South

- 1) bays: Four (4)
- 2) windows: (2) single light fixed wood
- 3) door(s): (1) double door with a paneled steel door with 9 lights; (1) opening
- 4) other: greenhouse extends from west bay

d. Rear: direction: West

- 1) bays: Three (3)
- 2) windows: (1) wood frame opening covered with plastic; (1) 2-light fixed wood; (2) 4/4 double-hung sash vinyl
- 3) door(s): (1) paneled wood with single light; (1) paneled wood with 6 lights
- 4) other: N/A

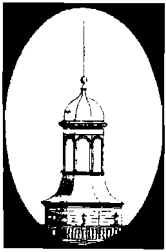
9. INTERIOR (if accessible):

a) Floor plan Not accessible

b) Partition/walls Not accessible

c) Finishes Not accessible

d) Furnishings/machinery Not accessible



DELAWARE STATE HISTORIC PRESERVATION OFFICE
15 THE GREEN, DOVER, DE 19901

CULTURAL RESOURCE SURVEY
SECONDARY BUILDING FORM

CRS # A-00008

1. ADDRESS/LOCATION: 192 Bowers Beach Road
2. FUNCTION(S): historic Tool shed current Tool shed
3. YEAR BUILT: 1950 CIRCA?: ☒ ARCHITECT/BUILDER: Unknown
4. STYLE/FLOOR PLAN: Open
5. INTEGRITY: original site ☒ moved ☐
- | <u>if moved, from where</u> | <u>original location's CRS #</u> | <u>year</u> |
|---|----------------------------------|-------------|
| <u>N/A</u> | <u>N/A</u> | <u>N/A</u> |
| <u>N/A</u> | <u>N/A</u> | <u>N/A</u> |
| <u>list major alterations and additions with years (if known)</u> | | <u>year</u> |
| <u>a. N/A</u> | | <u>N/A</u> |
| <u>b. N/A</u> | | <u>N/A</u> |
6. CURRENT CONDITION: excellent ☐ good ☐ fair ☒ poor ☐
7. DESCRIPTION:
- a. Structural system Frame
- b. Number of stories 1
- c. Wall coverings Plywood
- d. Foundation Concrete block piers
- e. Roof
- | | |
|-------------------|------------------------|
| structural system | <u>Frame</u> |
| coverings | <u>Asphalt shingle</u> |
| openings | <u>N/A</u> |
8. DESCRIPTION OF ELEVATIONS:
- a. Facade: direction: North
- 1) bays: One (1)
- 2) windows: 0
- 3) door(s): 0 – door not extant
- 4) other: N/A

- b. Side: direction: East
- 1) bays: 0 – blank wall
 - 2) windows: 0
 - 3) door(s): 0
 - 4) other: N/A

- c. Side: direction: West
- 1) bays: 0 – blank wall
 - 2) windows: 0
 - 3) door(s): 0
 - 4) other: N/A

- d. Rear: direction: South
- 1) bays: 0 – blank wall
 - 2) windows: 0
 - 3) door(s): 0
 - 4) other: N/A

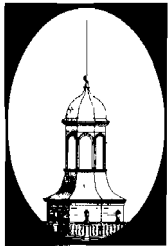
9. INTERIOR (if accessible):

a) Floor plan Not accessible

b) Partition/walls Not accessible

c) Finishes Not accessible

d) Furnishings/machinery Not accessible



**CULTURAL RESOURCE SURVEY
MAP FORM**

CRS # A-00008

1. ADDRESS/LOCATION: 192 Bowers Beach Road

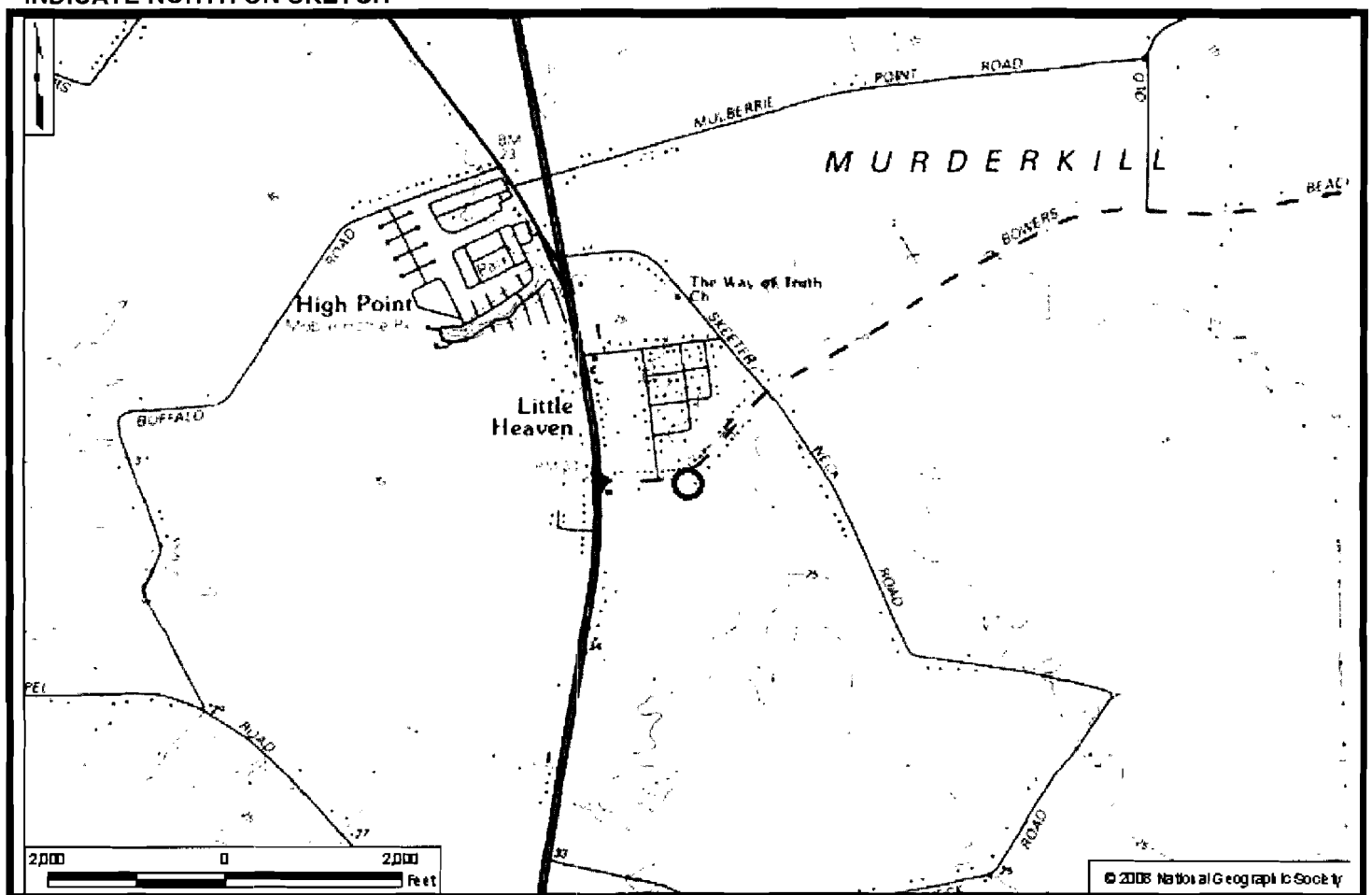
2. NOT FOR PUBLICATION ☐ reason: _____

3. LOCATION MAP:

Indicate position of resource in relation to geographical landmarks such as streams and crossroads.

(attach section of USGS quad map with location marked or draw location map)

INDICATE NORTH ON SKETCH



INDICATE NORTH ON PLAN

